

- (e) For any use that cannot be readily classified, the City Manager shall determine the appropriate use category and use subcategory pursuant to Section 131.0110.

*(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)*

## §131.0422 Use Regulations Table for Residential Zones

The uses allowed in the residential zones are shown in the Table 131-04B.

### Legend for Table 131-04B

Symbol In Table 131-04B	Description Of Symbol
P	Use or use category is permitted. Regulations pertaining to a specific use may be referenced.
L	Use is permitted with limitations, which may include location limitations or the requirement for a use or <i>development permit</i> . Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
N	Neighborhood Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
C	Conditional Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
-	Use or use category is not permitted.

**Table 131-04B**  
**Use Regulations Table for Residential Zones**

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																							
	1st & 2nd »	RE-	RS-														RX-		RT-						
		3rd »	1-	1-														1-	1-						
		4th »	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4
Open Space																									
Active Recreation		P	P														P	P							
Passive Recreation		P	P														P	P							
Natural Resources Preservation		P	P														P	P							
Park Maintenance Facilities		-	-														-	-							
Agriculture																									
Agricultural Processing		-	-														-	-							
Aquaculture Facilities		-	-														-	-							
Dairies		-	-														-								

<b>Horticulture Nurseries &amp; Greenhouses</b>	-	-	-	-
<b>Raising &amp; Harvesting of Crops</b>	p <sup>(3)</sup>	-	-	-
<b>Raising, Maintaining &amp; Keeping of Animals</b>	p <sup>(3)(10)</sup>	-	-	-
<b>Separately Regulated Agriculture Uses</b>				
Agricultural Equipment Repair Shops	-	-	-	-
Commercial Stables	-	-	-	-
Community Gardens	N	N	N	N
Equestrian Show & Exhibition Facilities	-	-	-	-
Open Air Markets for the Sale of Agriculture-Related Products & Flowers	-	-	-	-
<b>Residential</b>				
<b>Group Living Accommodations</b>	-	-	-	-
<i>Mobilehome Parks</i>	-	p <sup>(1)</sup>	p <sup>(1)</sup>	-
<i>Multiple Dwelling Units</i>	-	-	-	-
<i>Single Dwelling Units</i>	P	P	P	P
<b>Separately Regulated Residential Uses</b>				
<i>Boarder &amp; Lodger Accommodations</i>	L	L	L	L
Companion Units	L	L	L	L
Employee Housing:				
6 or Fewer Employees	L	L	L	L
12 or Fewer Employees	-	-	-	-
Greater than 12 Employees	-	-	-	-
Fraternities, Sororities and Student Dormitories	-	-	-	-
Garage, Yard, & Estate Sales	L	L	L	L
Guest Quarters	N	N	N	-
Home Occupations	L	L	L	L
Housing for Senior Citizens	C	C	C	C
Live/Work Quarters	-	-	-	-
Residential Care Facilities:				
6 or Fewer Persons	P	P	P	P
7 or More Persons	C	C	C	C
Transitional Housing:				

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones											
	1st & 2nd »		RM-											
	3rd »		1-			2-			3-			4-		5-
	4th »		1	2	3	4	5	6	7	8	9	10	11	12
Mining and Extractive Industries			-			-			-			-		-
Newspaper Publishing Plants			-			-			-			-		-
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises			-			-			-			-		-
Very Heavy Industrial Uses			-			-			-			-		-
Wrecking & Dismantling of Motor Vehicles			-			-			-			-		-
<b>Signs</b>														
<b>Allowable Signs</b>			P			P			P			P		P
<b>Separately Regulated Signs Uses</b>														
Community Identification Signs			N			N			N			N		N
Reallocation of Sign Area Allowance			-			-			-			-		-
Revolving Projecting Signs			-			-			-			-		-
Signs with Automatic Changing Copy			-			-			-			-		-
Theater Marquees			-			-			-			-		-

Footnotes for Table 131-04B

- 1 *Development of a mobilehome park* in any RS or RX zone is subject to Section 143.0302.
- 2 *Development of a mobilehome park* in the RM zones is subject to Section 143.0302.
- 3 This use is permitted only if as an *accessory use*, but shall not be subject to the *accessory use* regulations in Section 131.0125.
- 4 The 40,000 square feet includes all indoor and outdoor areas that are devoted to the recreational use; it does not include customer parking areas.
- 5 Non-owner occupants must reside on the *premises* for at least 7 consecutive calendar days.
- 6 Two *guest rooms* are permitted for visitor accommodations per the specified square footage of lot area required per dwelling unit (maximum permitted *density*), as indicated on Table 131-04G.
- 7 See Section 131.0423(c).
- 8 See Section 131.0423(a).
- 9 See Section 131.0423(b).
- 10 Maintaining, raising, feeding, or keeping of 10 or more domestic animals requires a *premises* of at least 5 acres. Maintaining, raising, feeding, or keeping of swine is not permitted.

(Amended 7-14-2003 by O-19197 N.S.)

[Editor's Note: This section only applies outside of the Coastal Zone; it will not apply within the Coastal Zone until the California Coastal Commission effectively certifies this ordinance as a City of San Diego Local Coastal Program amendment within the Coastal Zone.]

## §131.0423 Additional Use Regulations of Residential Zones

The following uses are permitted in the residential zones indicated in Table 131-04B, subject to the additional use regulations in this section.

(7-2003)

- (a) Medical, dental, and health practitioner offices are permitted subject to the following:
  - (1) No overnight patients are permitted; and
  - (2) Not more than two practitioners, and not more than three employees of each practitioner, shall work on the *premises*.
- (b) Sales and commercial service uses, where identified in the RM zones, are permitted subject to the following:
  - (1) Identified retail and commercial services uses are permitted only as a mixed-use in *developments* with 25 or more residential dwelling units;
  - (2) Retail and commercial uses must be located on the ground *floor*; and
  - (3) Retail and commercial uses shall not occupy more than a total of 25 percent of the *gross floor area* of the ground *floor*.
- (c) Group living accommodations are permitted subject to the following:
  - (1) Group living accommodations shall not contain more than 5 *guest rooms*.
  - (2) No more than 2 renters per *guest room* are permitted.
  - (3) Meals may be provided for renters only.
  - (4) Renters of *guest rooms* must reside on the *premises* for at least 7 consecutive calendar days.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

#### **§131.0430 Development Regulations of Residential Zones**

- (a) Within the residential zones, no *structure* or improvement shall be constructed, established, or altered, nor shall any *premises* be used unless the *premises* complies with the regulations and standards in this division and with any applicable development regulations in Chapter 13, Article 2 (Overlay Zones) and Chapter 14 (General and Supplemental Regulations).
- (b) A Neighborhood Development Permit or Site Development Permit is required for the types of *development* identified in Table 143-03A.